

Urban Core Master Plan (UCMP) Urban Code District (UCD)

Historic Preservation Commission
Highlights from Draft Documents
October 16, 2019



UCMP, TOD (UCD), and GPA



Timeline

- Being developed since the past 20 months
- Council Hearings 9/26 and 10/17
- DRC Recommended Approval on 8/27
- Today's Presentation to the HPC is the 5th

Urban Core Area Master Plan

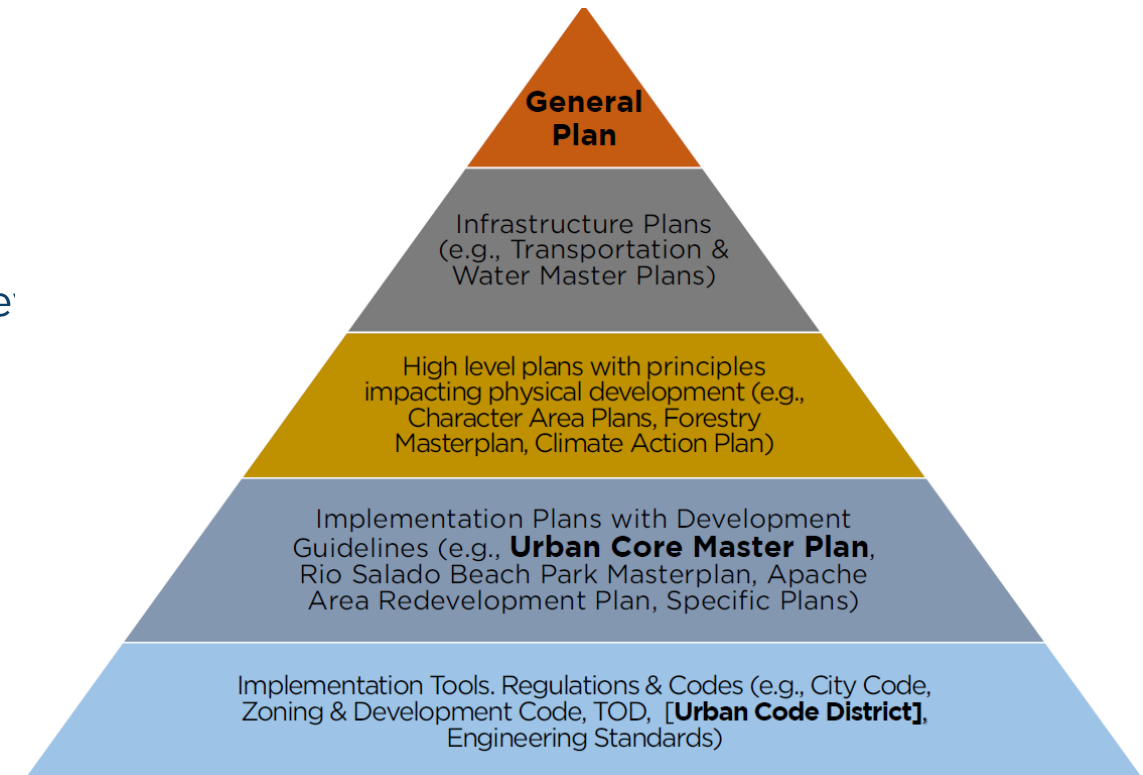
- A Policy Plan
- Delineates location for recommended heights to be achieved through PAD, DA or similar process.

Urban Code District-UCD

- New Section in Code - Regulatory Document
- New District available for opt-in
- Existing TOD remains as is

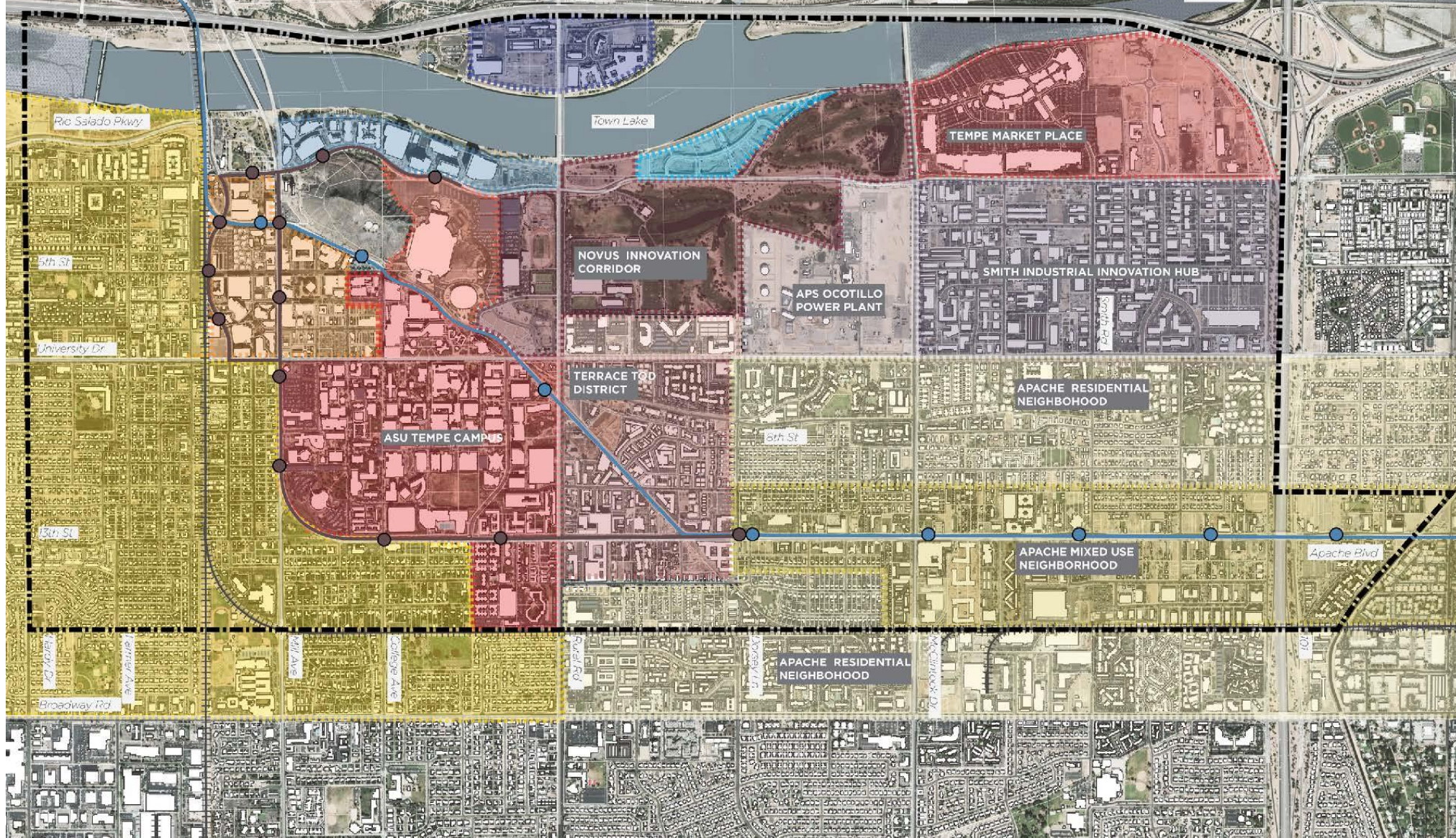
General Plan Amendment

- To support the UCD and UCMP visions
- Change in Land Use, and Residential Density Maps
- Text Amendment - New "Mixed Use/Industrial"



Conceptual Planning Hierarchy
City of Tempe

Urban Core Master Plan Boundaries (6.15 Sq. Miles)



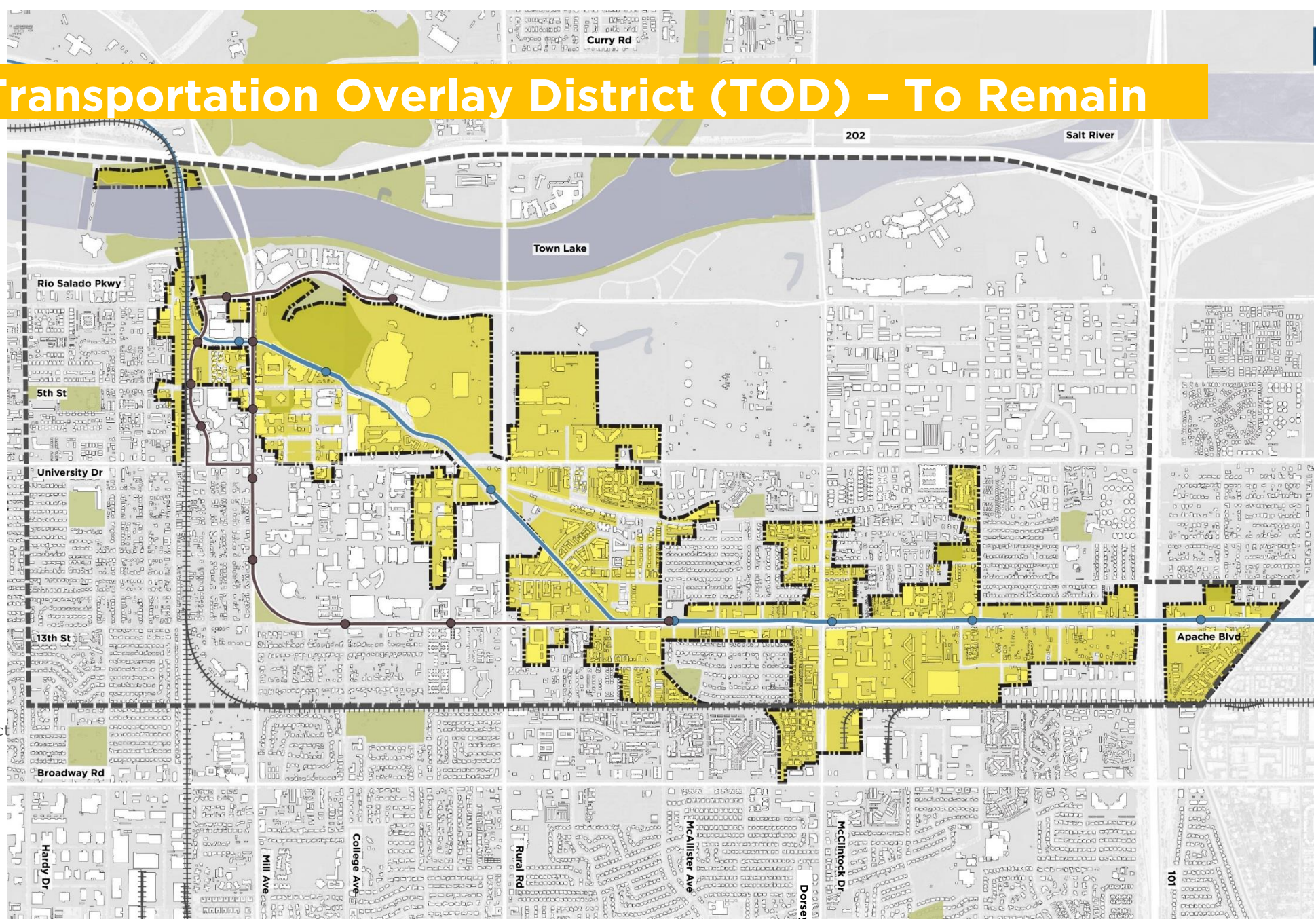


Urban Code District (UCD)

Regulatory and Opt-in



Existing Transportation Overlay District (TOD) - To Remain



Map of UCD Zones



1. Highest intensity - mid-rise development (90'/125')

2. High intensity - mostly mid-rise buildings (90')

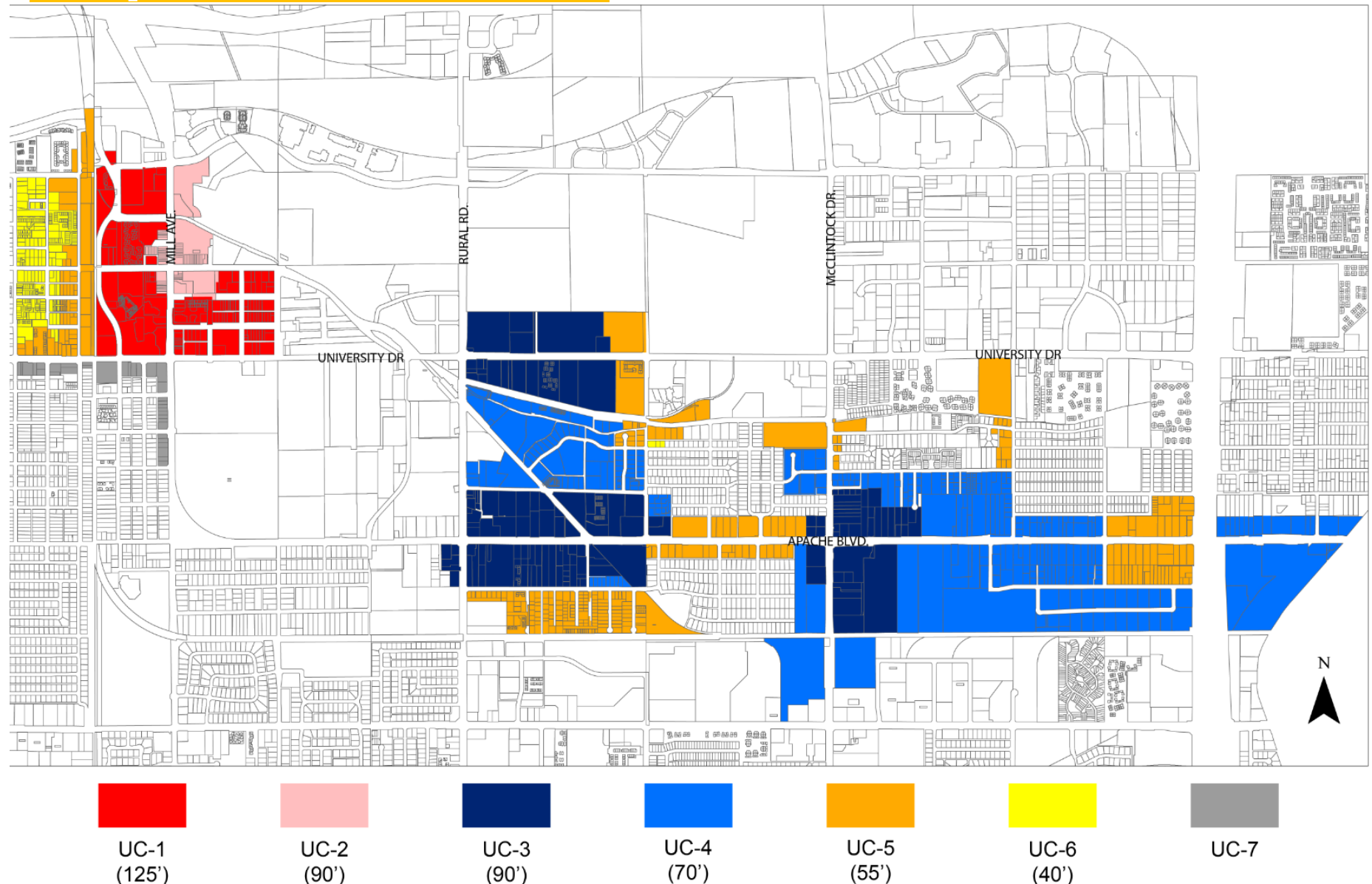
3. Medium intensity, at transit stations & major intersections (90')

4. Moderate intensity - 1/4-mile of transit stations (70')

5. Low to moderate intensity - transit corridors (55')

6. Low intensity - transition to residential neighborhoods (40')

7. Heights per base zoning. Design standards apply.



UCD Sub-Zones



	UC-1	UC-2	UC-3	UC-4	UC-5	UC-6	UC-7
Height in Ft. (max)	90-125 (min-max)	90	90	70	55	40	Per Base Zoning
Density (DU/acre)	NS	NS	65	45	25	20	Per Base Zoning



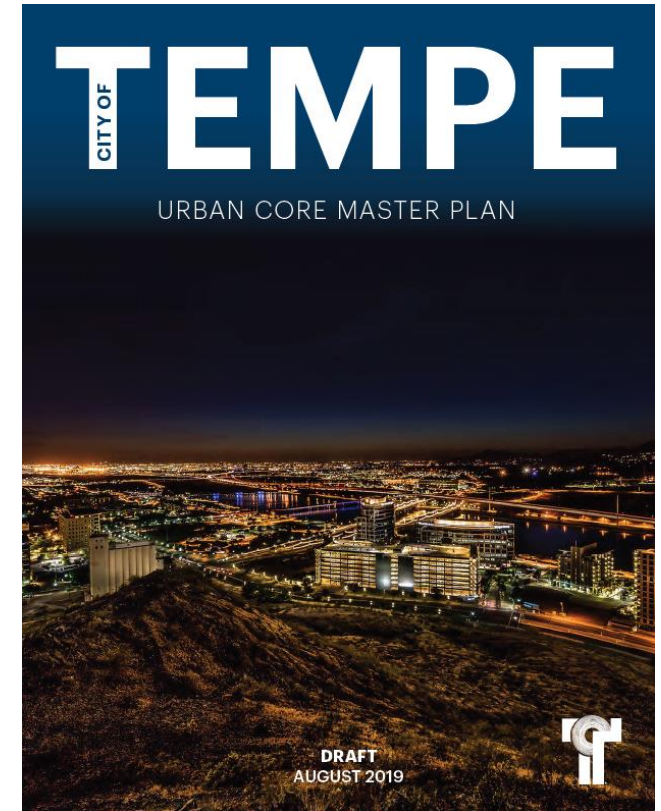
Urban Core Master Plan (UCMP)

A Policy-Level Master Plan

UCMP Summary



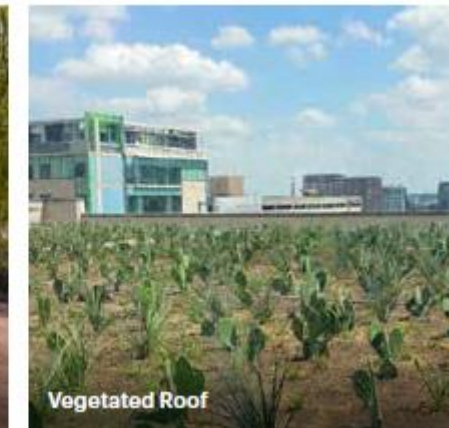
- A Policy-Level Plan
- Provides background, analysis and rationale for the Plan
- Provides strategies for the four different planning areas within UCMP
- Provides Implementation Strategies through guidelines
- Provides more than 130 Design Guidelines
- Emphasizes sustainability
- Is sensitive to the preservation of historic areas, neighborhoods, and single-family homes
- Includes development strategies



Design Guidelines Examples



- **Urban Design**
- **Development**
- **Public Realm**
 - Street
 - Pedestrian Connections
 - Publicly Accessible Plazas & Parks
 - Public Art
- **Sustainability**
 - Sustainable Development
 - Sustainable Landscape & Open Spaces
 - Sustainable Streetscape



Proposed Incentives in UCD and UCMP



- **Affordable and Work-force Housing Bonus**
- **Sustainability Bonus**
- **Public Improvement/Amenities Bonus**
- **Historic Preservation Incentive & Bonus**
 - For eligible sites (otherwise exempt), applicants can opt into the UCD
- **Consultants and staff working with stakeholders to develop a bonus program (June- Oct 2019)**



UCD & Urban Core Master Plan Heights

Ways to achieve heights and densities

Base Zoning

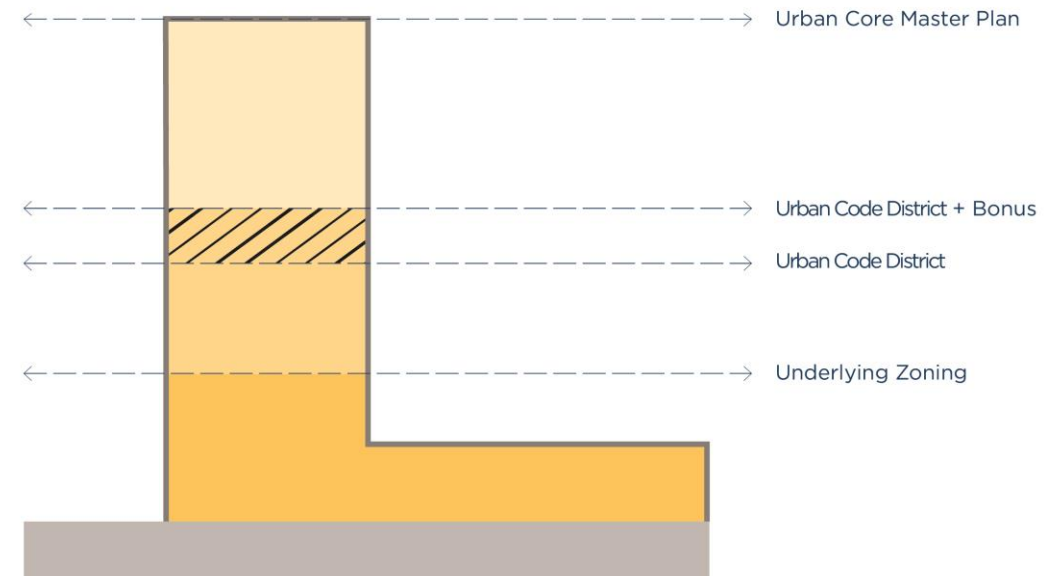
- By right

UCD through Opt-in

- By opting-in to the UCD
- Bonus will be available

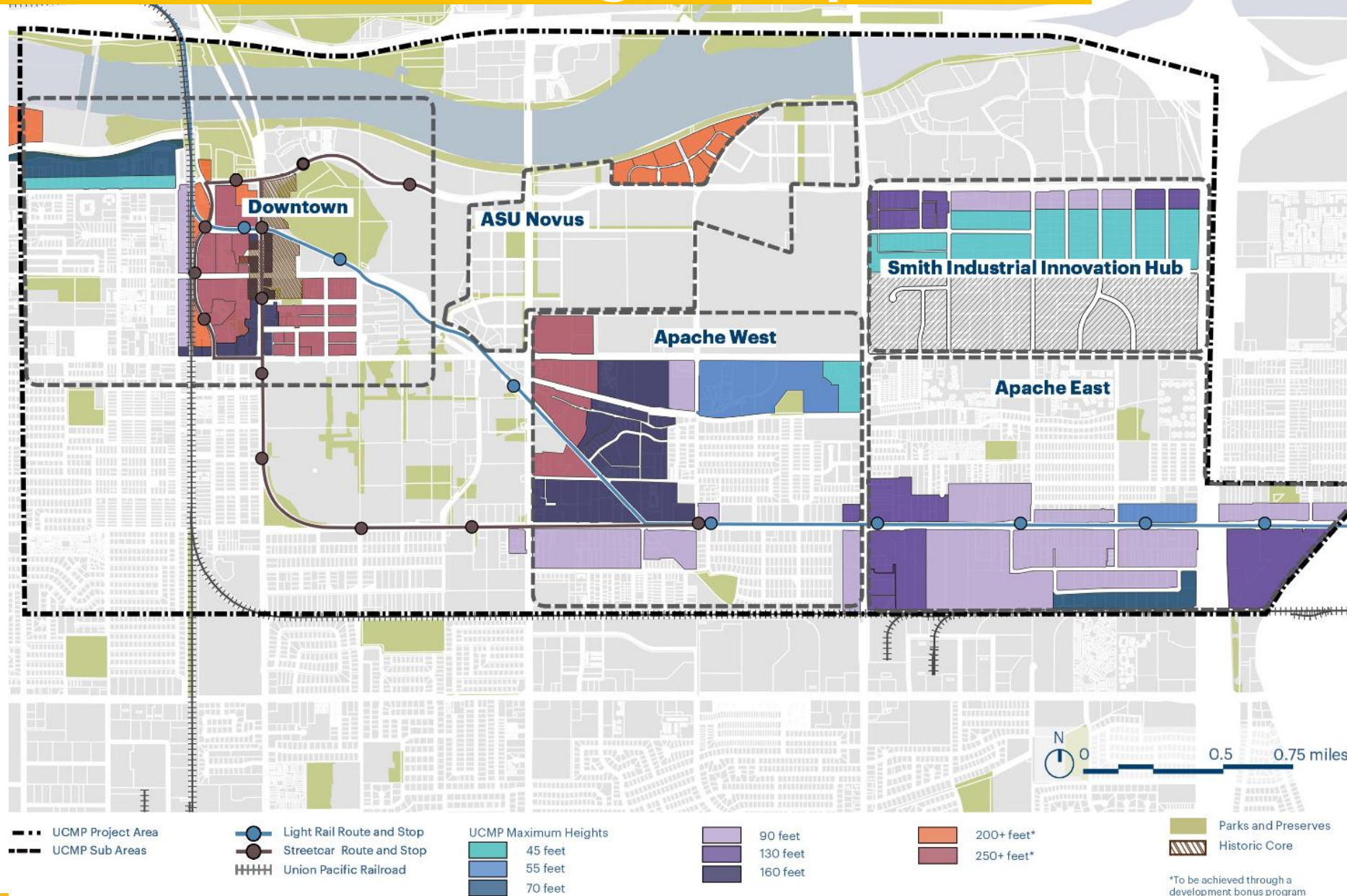
Urban Core Master Plan (Within the UCMP height areas)

- Through PAD, DA, Rezoning
- Design guidelines will apply
- Bonus will be available



A Conceptual Diagram Showing Ways to Achieve Building Heights

Proposed UCMP Plan Heights Map





General Plan Amendment (GPA) Application



- **Being Requested to Support the Visions of the UCMP and UC District.**
 - Increased Mixed-Use areas to support UCD
 - Higher densities in some areas to support UCMP and UCD
 - Follows the City's and State's Major General Plan Amendment Process



Historic Preservation Elements - UCD and UCMP



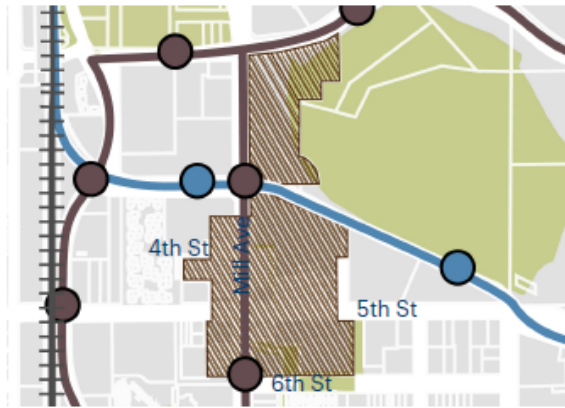
UCMP Downtown Heritage Core Designation

- Part of the downtown south of Rio Salado Pkwy along Mill Ave, and including several properties to the east of Mill Ave is recognized as Downtown “Historic Core” in the UCMP. Note: The Core has the same boundary as the UC-2 Zone.
- The “Historic Core” will help facilitate Historic Preservation through several means including the following.
 - Creating a public identity for Tempe’s Historic Buildings in the downtown area.
 - Creating design guidelines to foster historic preservation in the Historic Core.



UCMP - Proposed Historic Core in Tempe

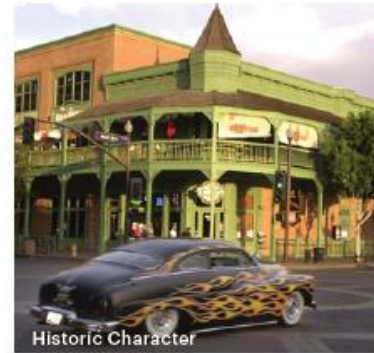
1.4 Historic Preservation Guidelines Downtown Historic Core



Mill Avenue boasts a significant number of historic buildings, several of which date to the late nineteenth-century. The value of Tempe's historic downtown was first formally recognized in 1974, when the Tempe City Council passed Ordinance 663.4 declaring a portion of downtown the Tempe Heritage District, within which a design review matrix helped to ensure "architectural continuity." The uniqueness and sense of place resulting from the concentration of historic buildings protected by the 1974 ordinance was powerfully underscored in a 1983 historic property inventory commissioned by the City. That survey, the first comprehensive evaluation and documentation of Tempe's historic built environment, spoke to the importance of local historic resources

and what is now University Drive. Standing astride Mill Avenue from the north curb of Fourth Street to the south curb of Sixth Street are buildings of varying age and architectural style. These buildings represent the early Tempe known by town founder Charles Hayden, the up-and-coming Tempe experienced by those celebrating the stability and prosperity brought about by construction of the Ash Avenue Bridge and the Roosevelt Dam, and the Tempe that benefitted from Federal largesse during the darkest days of the Great Depression. Identified as worthy of preservation by the Mill Avenue Merchants Association as early as 1968, Tempe's historic core now serves as the nucleus of a thriving downtown that retains the highly-desirable qualities of "authenticity and uniqueness" touted by Richard Florida in *The Rise of the Creative Class*. Florida's research has found that authenticity, or "the opposite of generic," is conveyed most effectively by places that are, "real, as in a place that has real buildings, real people, real history." Tempe's historic core derives its realness from, among other things, its real buildings and the real history they embody.

The "real buildings" found in Tempe's heritage core differ in architectural style, presenting examples of a range of design styles and architectural elements that includes the proud Victorian era styling of the two-story Laird & Dines Building (1893), the hybridized styling of the one-story Vienna Bakery (1893) and three-story Casa Loma Building (1899), the imposing three-



In order to understand the significance of individual historic buildings, it is essential to examine the patterns of development and the forces which influenced their creation at specific locations. Furthermore, an understanding of the dynamics of historic development of Tempe will give perspective to planners and citizens who are the decision-makers for future redevelopment in and around historic districts and sites. They will realize that they too are the history-makers of the future and their choices will have far-ranging effects.

In addition to the buildings along Mill Avenue, the Historic Core will also include other properties east of Mill Avenue, between 6th Street and Rio Salado Parkway, which are either Historic or exhibit historic character.

Recognizing that the choices of today influence the community of tomorrow, the Urban Core Master Plan includes guidelines relating to development in Tempe's historic core. Design guidelines for restoration, renovation and new construction, intended to achieve the preservation of the historic built environment found in the historic core, follow.



buildings in the historic district, block or adjoining buildings. Buildings at the corners of major intersections may exceed the heights of adjacent buildings, if there is a similar pattern in the area.

5. New buildings should relate to the massing pattern of the existing buildings in the historic area or immediate vicinity. For taller buildings, the design of the podium and towers should reflect the scale and massing of the buildings in the historic area or adjacent historic building.
6. New buildings should maintain the relationship to the street in accordance with the character of the historic area or that of any immediate historic property.
7. New buildings should maintain the continuity of the wall surface of the historic district, block or adjacent historic property.
8. The façade composition of new buildings should reflect the character of the existing façade in the historic district or adjoining historic building. Compatibility can be achieved by using similar

Excerpts from UCMP Document



New HP-Related Guidelines in UCMP

1.4 Historic Preservation Guidelines

Historic structures in the Historic Core should be preserved. Property owners wishing to redevelop part of the site containing historic structure should preserve at least the first 30-foot depth of the historic structure as measured from the street-side façade. Beyond the 30-foot step-back from the historic structure, the height of the new development will be in accordance with the UCMP heights map and the Development Bonus Program.

UCMP Historic Preservation Design Guidelines



- Historic Preservation Incentives are being developed
- Example Language being considered for Bonus Points for Eligible Historic Properties
 - Provide a minimum 30-year historic preservation/conservation easement for the original footprint of a historic property within the boundary of the UCD as approved by the Historic Preservation Commission.
 - Rehabilitate a structure (including building stabilization) of a Historic Property within the boundaries of the UCD as approved by the Historic Preservation Commission.



Historic Properties Exemption, and Opt-in in UCD - Draft



Exemptions

- Buildings or Districts listed on the National Register for Historic preservation (NR), Tempe Historic Property Register (THPR).
- If a structure on a site is older than 50 years, the structure will be assessed for eligibility to be included in the NR. If the structure is eligible for NR, it will also be exempt from the UCD.

Applicability

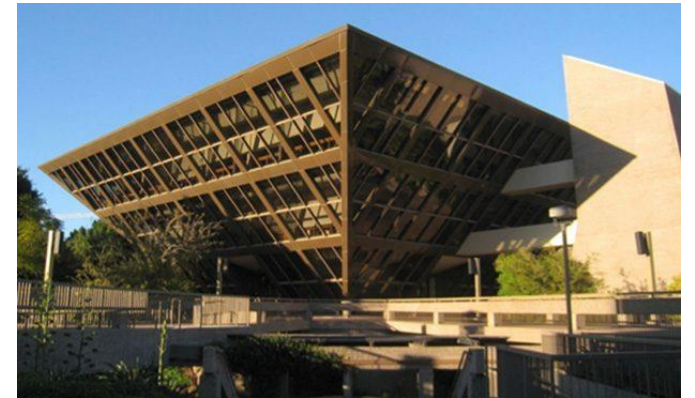
- Property owners of sites which have structures that are listed on the National Register of Historic Places (NR), Tempe Historic Property Register (THPR), and Tempe Historic Eligible (HE) can opt-into the UCD by providing assurance of historic preservation. Potential Transfer of Development Right (TDR) Program.



UCD Historic Preservation Design Standards



- UC-2 includes Historic Preservation Design standards which align with the design guidelines found in the Urban Core Master Plan.
- The 20 feet Step-backs along Mill Avenue begins at the height of 50 feet rather than 55 feet (as drafted earlier) within the UC-2 to match the existing “by right” height in parts of the area and maintain the existing visual character of the street.





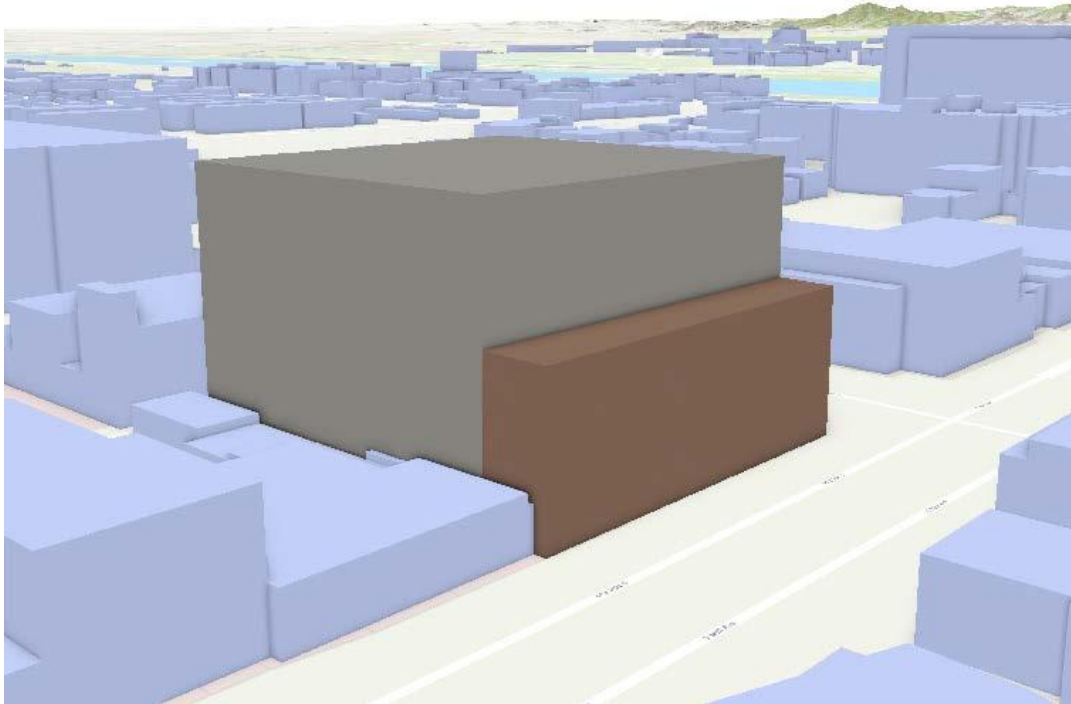
HP-Related Points Raised at the Meetings

Issues Raised	How Addressed in the Documents
1. Increased redevelopment pressure for redevelopment and possible demolition of historic properties	Statement noted.
2. The 20' step-back might be too small.	UCMP document revised to provide a 30' step-back in the Historic Core when historic building on site preserved.
3. The 90' height may overwhelm the historic buildings.	Current heights allowed in some sites are 100'. The step-back and design guidelines will help ensure that any new development will be compatible with historic buildings.
4. Consider increasing the step-back to 30 feet.	UCMP document revised to provide a 30' step-back in the Historic Core when historic building on site preserved.
5. Proposal to designate part of the downtown area as Historic Core	Historic Core delineated and included in the UCMP.
6. Provide HP-related guidelines and standards in UCMP and UCD	Design Guidelines in UCMP and Design Standards in UCD are provided.

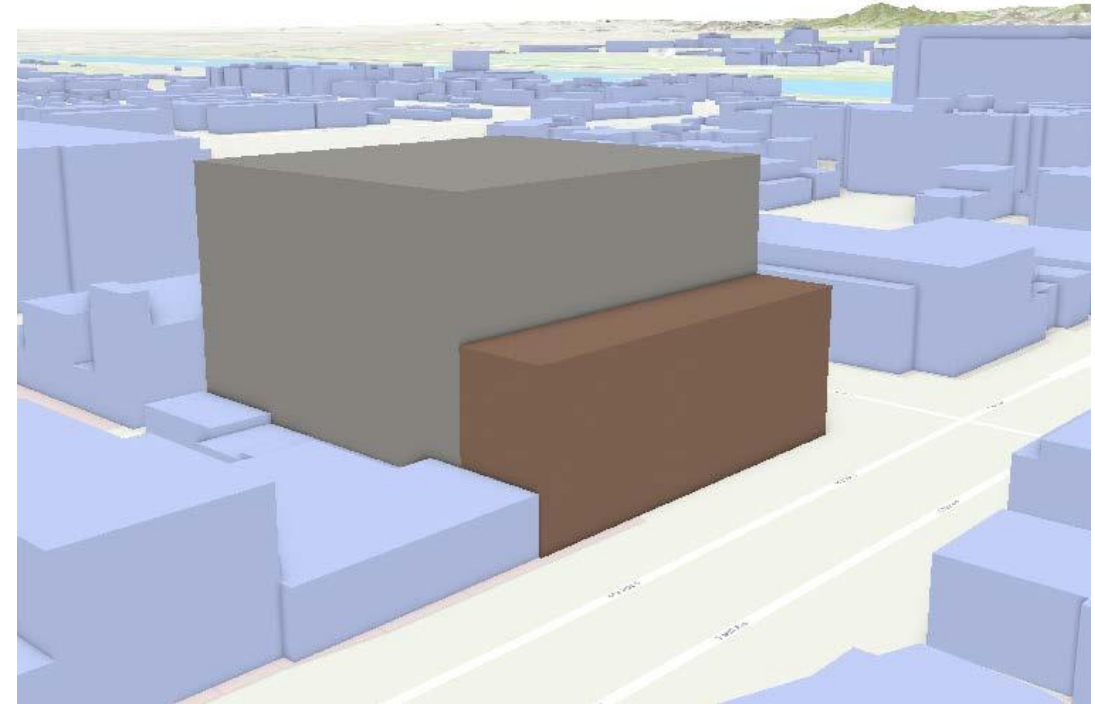


Visual Modelling of Step-backs on Mill Avenue

Bird's Eye View of 525 Mill Building



20 foot step-back



30 foot step-back

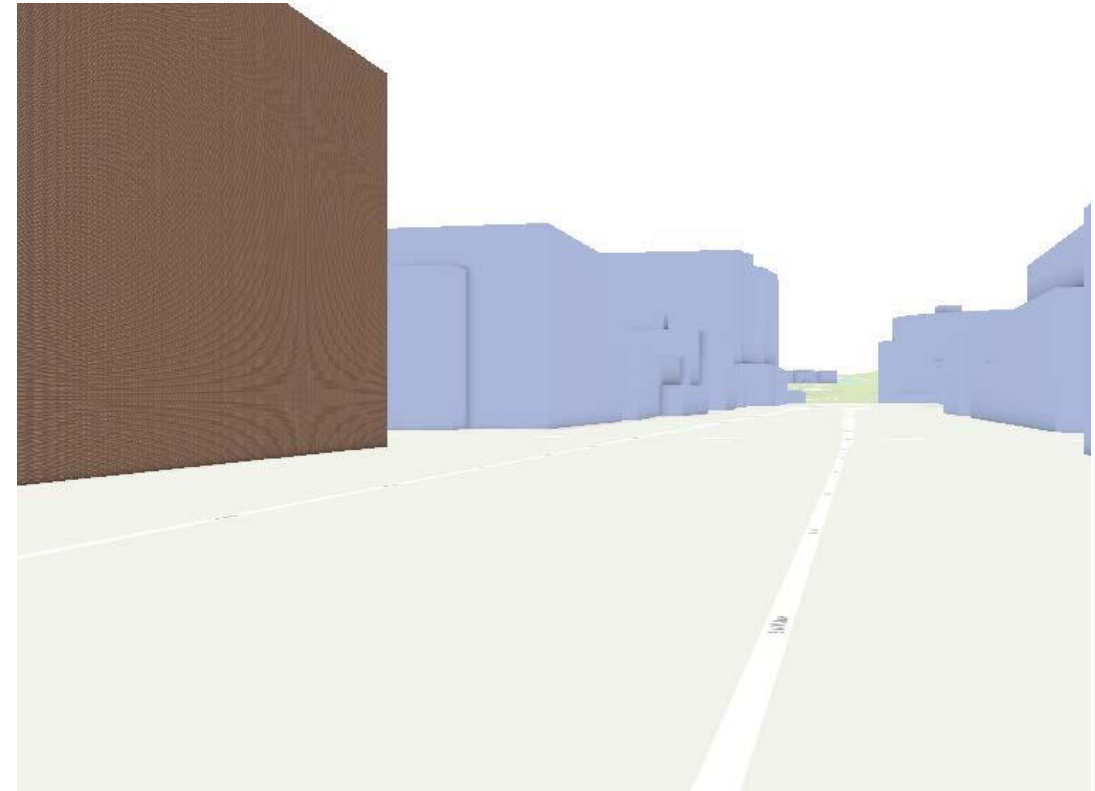


Visual Modelling of Step-backs on Mill Avenue

View Driving north on Mill Ave



20 foot step-back

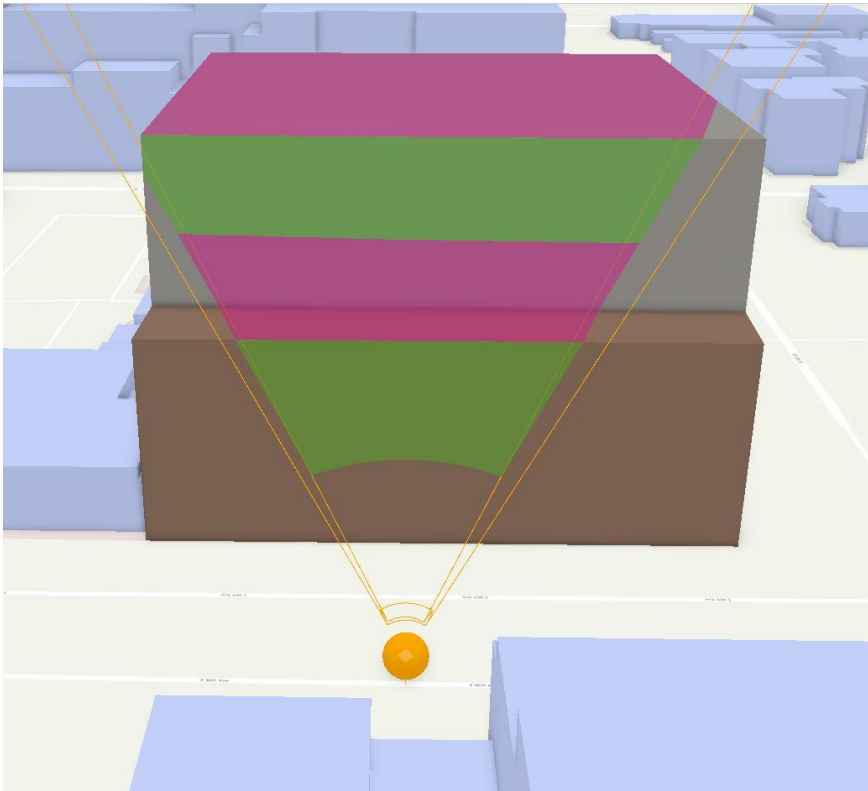


30 foot step-back

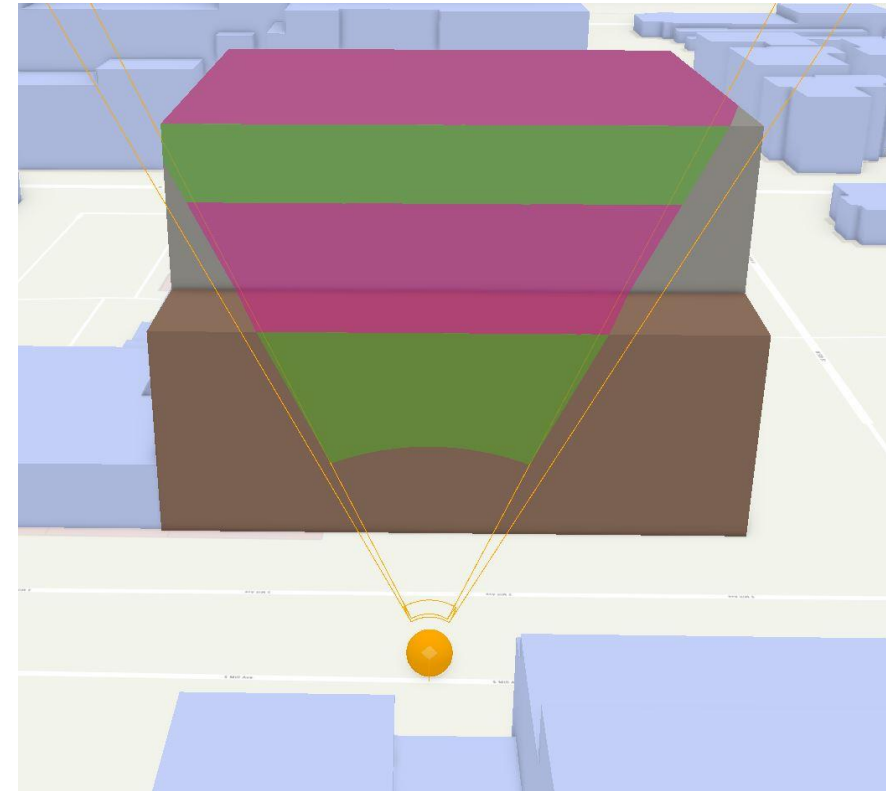


Visual Modelling of Step-backs on Mill Avenue

Viewshed Analysis from East side of Mill Ave



20 foot step-back

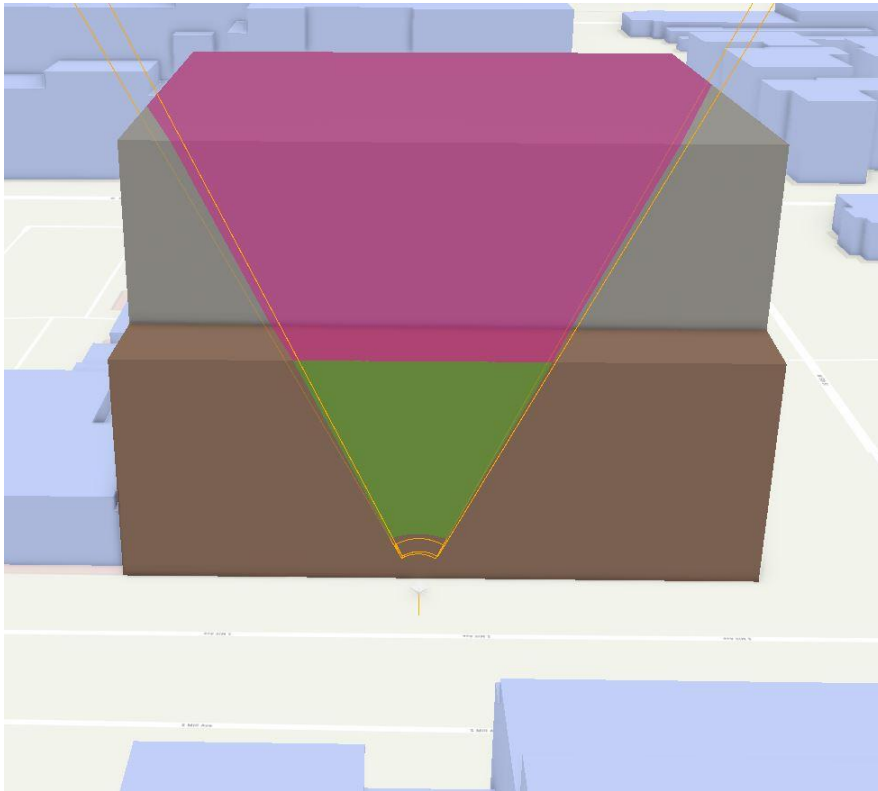


30 foot step-back

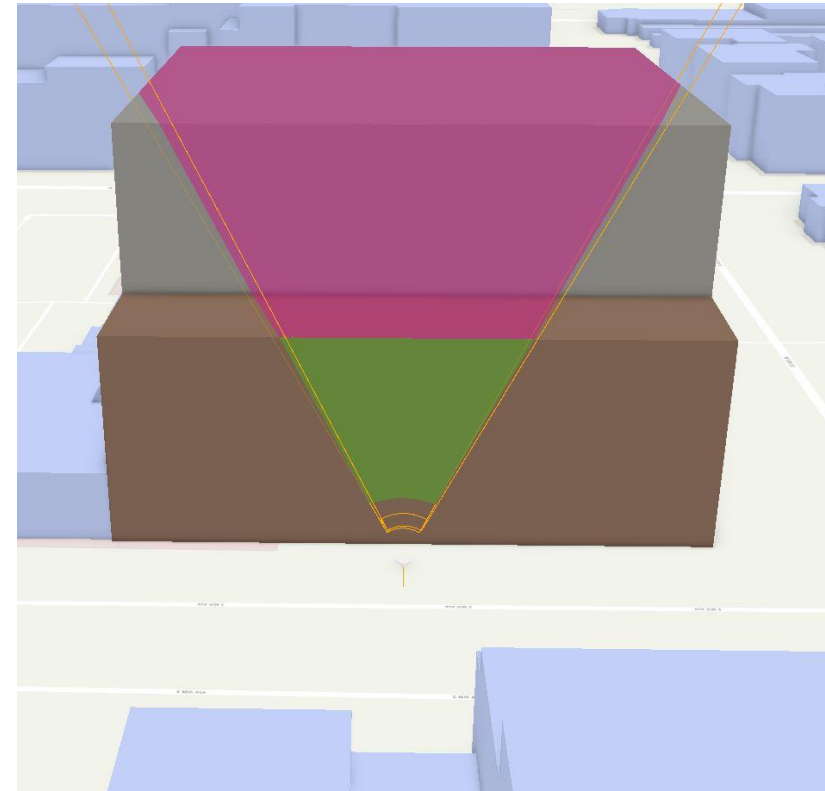


Visual Modelling of Step-backs on Mill Avenue

Viewshed Analysis from West side of Mill Ave



20 foot step-back



30 foot step-back



Visual Modelling of Step-backs on Mill Avenue



Views of Brickyard Building – Across the Street, from the curb near building, and from the mid sidewalk near a 90-foot building and 10-foot step-back



Visual Modelling of Step-backs on Mill Avenue



**Images Showing the
Depth of Step-back and
Perception of Building
Height**

Proposed Incentives in UCD and UCMP + CIP Funding



The following incentives are being developed (as of August 2019)

- **Affordable Housing Bonus**
- **Sustainability Bonus**
- **Public Amenities Bonus**
- **Historic Preservation Incentive & Bonus**
 - For eligible sites (otherwise exempt), applicants can opt into the UCD by assuring the preservation of Historic Structure on site as approved by HPC.
 - Eligible Developments can receive height & density bonus for providing historic preservation guarantees as approved by HPC.
 - Consultants helping to develop a bonus program (Separate Track).
- **CIP Funding (July 2019)**
 - Survey and Inventory for Residential and Commercial Historic Properties Built Between 1961-1975.
 - Historic Preservation Plan
 - Archeological Treatment Plan
 - The consultant selection process is nearing completion.





Adoption Process & Timeline

2017

April 27, 2017: Council gives direction for staff to proceed with Urban Core Master Plan

September 28, 2017: Urban Core Master Plan contract approved by City Council

November 1-3, 2017: Urban Core Master Plan kick-off between City staff and Consultants

Highlights of Major Outreach, Presentations and Hearings Dates

2018

February 21, 2018: Staff presentation to the Citizens for a Vibrant Apache Corridor (CVAC)

February 26, 2018: Staff presentation to Tempe Neighborhoods Together (TNT)

February 28, 2018: Public Visioning workshop with stakeholders and consultants

May 9, 2018: UCMP & Rio Salado Masterplan joint public meeting

May 23, 2018: Staff presentation to the Citizens for a Vibrant Apache Corridor (CVAC)

June 25, 2018: Staff presentation to Tempe Neighborhoods Together (TNT)

June 27-28, 2018: Focus group meetings with affordable housing partners, ASU, neighborhood leaders, and private sector partners

September 20-22, 2018: Public meetings with property owners, business owners, and other interested parties

September 21, 2018: Urban Core Master Plan City Council update at Council Retreat

September 24, 2018: Staff presentation to DTA Board at Downtown Tempe Authority Board Retreat

September 25, 2018: Staff presentation to Tempe Chamber of Commerce

2019

May 18-20, 2019: Public meetings with property owners, business owners, and other interested parties

May 21, 2019: Public meetings with private business owners and streetcar funding partners

May 28, 2019: Staff presentation to Tempe Chamber of Commerce

July 8 & 22, 2019: Neighborhood meetings with property owners, business owners, and other interested parties for the Major General Plan Amendment

August 13, 2019: Transportation Commission update for UCMP, TOD & Major General Plan Amendment

August 13, 2019: Development Review Commission second public hearing for UCMP, TOD & Major General Plan Amendment

August 26, 2019: Development Review Commission second public hearing for UCMP, TOD & Major General Plan Amendment

***September 6, 2019:** Staff presentation to Tempe Neighborhoods Together (TNT)

***September 26, 2019:** City Council first public hearing for UCMP, TOD & Major General Plan Amendment

***October 17, 2019:** City Council second public hearing for UCMP, TOD & Major General Plan Amendment

*Planned outreach and Public Hearings as of August 27, 2019



UCD, UCMP, GPA Adoption Process

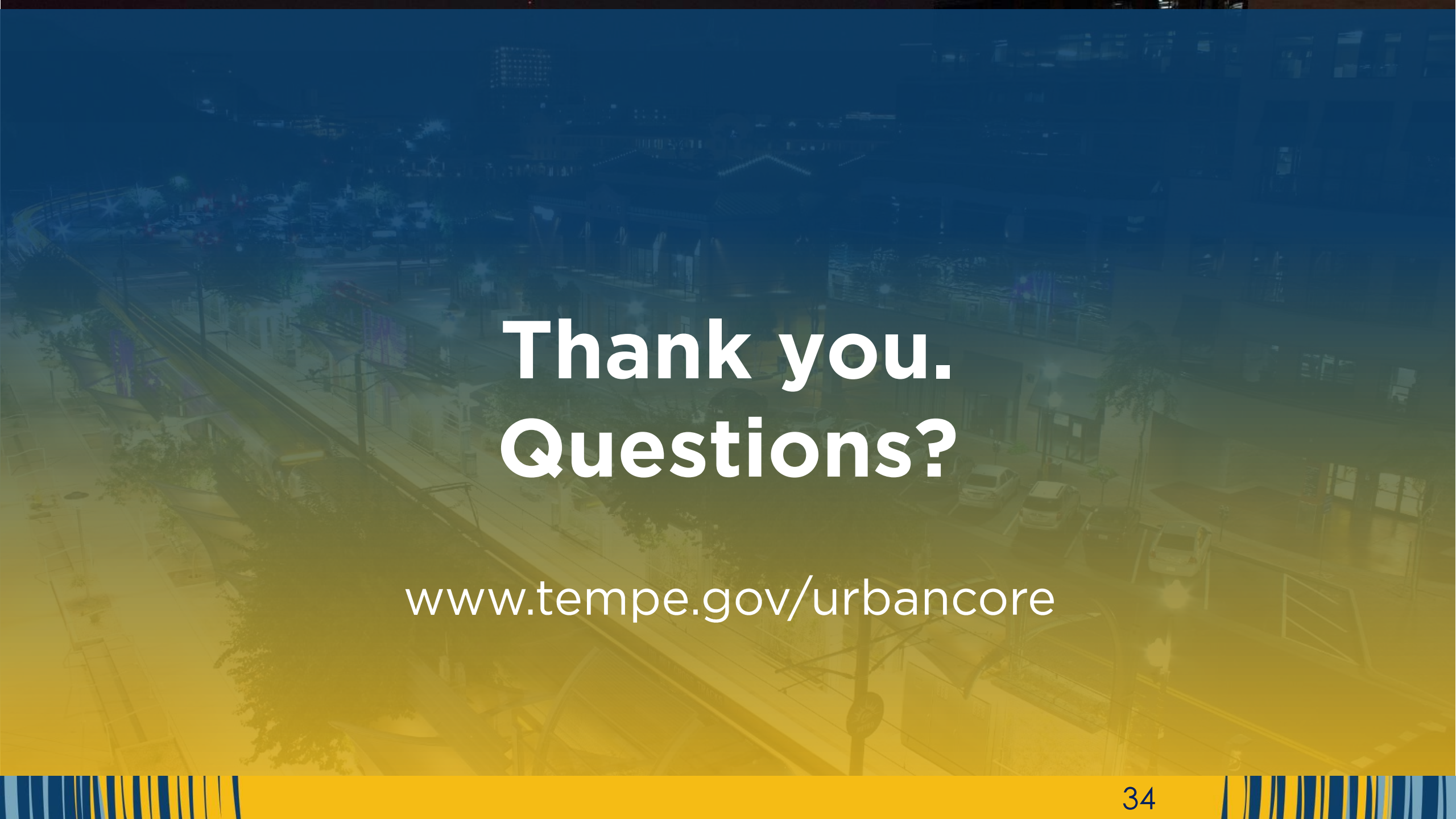


- DRC recommended approval of UCD, UCMP and TOD on 08/26/2019
- Staff continues to receive and solicit comments, suggestions.
- UCD, UCMP drafts are being updated until the Council decision
- Adoption of the UCD, UCMP and GPA application
 - **First Hearing by the Council: Sep 26, 2019**
 - **City Council Consideration: Oct 17, 2019**



Final Draft (August 6, 2018)
ZONING AND DEVELOPMENT CODE
CITY OF TEMPE

PART 5A – SPECIAL DISTRICTS
CHAPTER 1 – URBAN CODE DISTRICT

An aerial photograph of a city street, likely in Tempe, Arizona, showing a multi-lane road, sidewalks, trees, and buildings. The image is overlaid with a blue-to-yellow gradient that transitions from the top to the bottom. The text "Thank you. Questions?" is centered in the middle of the image in a large, white, sans-serif font.

Thank you. Questions?

www.tempe.gov/urbancore